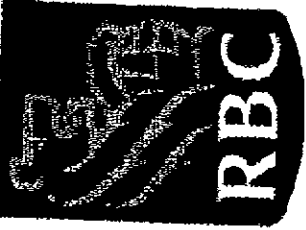


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INTERIM MORTGAGE OFFER

Name: Chih-Sheng Chou

Date: October 28, 2005
Security Address: #309 - 5515 Kariya Drive
Mississauga, ON (EVE)
Closing Date: December 15, 2008

We are pleased to advise that you have been pre-approved for a residential first mortgage loan of \$104,925.00 to be secured by the above property.

The mortgage will have a term of 3 years closed and an amortization of 25 years.

- ☐ The rate will be 5.55% calculated semi-annually and monthly principal and interest payment will be \$643.51

This rate is guaranteed for 36 months.

This interim mortgage offer is conditional upon our receipt of:

- | | |
|---|---|
| ☐ Satisfactory credit report | ☐ Accepted purchase agreement |
| ☒ Verification of income and Employment | ☐ C.M.H.C. / GE approval (if applicable) |
| ☐ Satisfactory evidence of equity/sale of existing residence (if applicable) | ☒ Property appraisal confirming value |
| ☐ Downpayment verification | ☐ Signed application/waiver of insurance |

Additional conditions: *

Before the funds are advanced, the lawyer must examine the title, review the survey, and report that everything is satisfactory. The sale must be closed in accordance with the terms set out in your purchase agreement.

Thank you for choosing the Royal Bank Group of companies for your financing. A personal Banker from a conveniently located branch will be in touch with you shortly to complete the process to your satisfaction.

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Colin Bryan
Senior Account Managers - Residential Mortgages
2559 Yonge Street
Toronto, ON M4P 2J1
(416) 974-0521